



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

February 13, 2025

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES

A motion was made by Linda Lanz to approve the January 9, 2025 minutes. The motion was seconded by Mark Grantham. All approved.

1. Approve January 9, 2025 minutes

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Rush Denson opened the floor for public comments. There were none.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 515 S. 8th St: Geneva Historic District
COA: New Construction Renewal/Updates
Applicant: Cody Holly

Agenda Item #: 1

Meeting Date: 02/13/2025

Action Requested: COA: Renew Residential New Construction COA

Location of Property: 515 S. 8th St; Geneva Historic District

Petitioner: Cody Holly

Resources:

Vacant lot located in the Southside development in the Geneva Historic District.

History: A single-family new construction home was approved and COA issued on April 11, 2024. A detached garage with a breezeway was approved and COA issued on October 10, 2024. The applicant now wishes to present changes to these plans for approval. See previous COA attached.

Proposal: The petitioner requests a COA for the following:

1. Renew new construction plan which expired November 2024.
2. Changes to the previous COA's include the following: New construction with painted fiberglass front and back doors, including entry doors for garage. Garage doors will be Amarr Hillcrest painted steel doors. Concrete porches have stone pavers on the floor and tongue, treated pine columns, and groove pine ceiling. Treated wood will be used for any porch railings. Roofs include asphalt shingles with metal standing seam on garage overhangs. Exterior to be smooth horizontal lap siding for entirety of both the house and garage with cased 1"x4" Hardie and 1"x6" header. Skirting around house and garage and chimney will be brick. Columns for house will consist of treated 6"x6". Gables to have decorative "crow's feet" instead of eyebrow roofs. Both house and garage will have exposed rafters.

Guidelines:

G. NEW CONSTRUCTION:

1. Definition: The construction of any free-standing structure on any lot or addition to an existing structure.

2. General Principles:

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
2. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.

100. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.

500. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority of the buildings in the historic district is responsible for this designation and new buildings should complement

and be compatible with the prevailing architectural styles of other buildings in the historic district.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if; the building would have contributed to the historical and architectural character of the area, and if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.
6. New buildings should related to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing contributing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation and proportion and rhythm of openings.
 1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.
 2. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings and porches should be visually compatible with the surround buildings.
 3. The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.
 4. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
 5. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite

rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.

6. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.

7. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

3. Additions to Existing Buildings:

1. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting

2. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.

100. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

B. BUILDING SITE:

1. Landscaping in an important part of the historic district and important landscape features such as old plants, trees, fencing, walkways, out-buildings and other elements of historic or artistic merit or that reflect the property's history and development should be maintained and preserved. Old plants, trees, fencing, walkways, out-buildings and other exterior elements should be maintained until their importance in the property's history and development has been evaluated. This evaluation should consist of actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, tax records, fire maps, etc. Complete removal of significant and historic plants and trees should be avoided and where necessary, pruning and cutting back should be encouraged instead of complete removal.

2. Plant material which is in very close proximity to a historic structure, and which is causing deterioration of the historic fabric of the structure may be removed or pruned back to eliminate damage to the structure.

3. Drainage around historic structures is important and proper site and roof drainage should be maintained. Water should drain away from building

foundations and should not be trapped or allowed to stand adjacent to building foundations. Roof drains and gutters should not be allowed to clog up and cause water to pond on the roof or in interior gutters.

Staff recommendation:

1. New construction should be compatible with other architectural styles in the district but reflect the era of its own construction. This plan meets the new construction guidelines for height, scale, materials, orientation, and setback.
2. Staff recommends approval of horizontal lap siding and exposed rafter tails, architectural shingle roof, wood columns and porch railings, brick skirting and chimney, painted fiberglass doors, metal garage doors, exterior lighting, and decorative gable accent.
3. Staff recommends approval of casement aluminum window with center break and exterior grids.

Discussion:

Staff provided the history of previous COA obtained, which is now expired, and the proposed changes to the plan. She explained she had consulted the SHPO office about the use of casement open swing windows and was advised that casement windows were accepted as long as the exterior profile match those of historic homes.

The applicant stated that the two garage doors would face the shared driveway with the side of the garage facing the rear of the house.

There was no further discussion.

A motion was made by Aaron Kovak to approve as presented. The motion was seconded by Debbie Purves. All approved.

3. 1013 3rd Ave: Northside Historic District
COA: Add Dormer
Applicant: Compass Construction

Agenda Item #: 2

Meeting Date: 02/13/2025

Action Requested: COA: Add Dormer

Location of Property: 1013 3rd Ave; Northside Historic District

Petitioner: Compass Construction

Resources:

Circa 1910. One and a half story, wood frame Victorian cottage with hip with cross gables roof of asphalt shingles, weatherboard siding, off

centered wood door, flanking 6/6 double hung sash windows, recessed, screened porch. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Build out attic space adding a new dormer facing 11th St with four windows. Windows are Lincoln aluminum clad 7/8" SDL with internal grids. Exterior siding and trim for dormer will be Hardie and match existing wood siding.

Proposed Guidelines:

5. Windows:

- a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sashes are used, duplicate the original material, design, size and hardware of the original window. Do not change window size, sash size or windowpane size.
- b. Do not introduce or create new window openings into the front principal elevation of the structure and do not enlarge or reduce original window openings to fit new stock window sizes.
- c. The original number and arrangement of panes should be maintained.
- d. Storm windows should be visually unobtrusive and should not damage existing window frames. Storm windows should be designed so that they can be removed in the future without damage to the original fabric of the structure. Storm windows should be compatible in color and design with the original windows. For example, mill finished aluminum storm windows should not be used with painted window sash.
- e. Plastic, canvas or metal strip awnings or fake shutters that are not compatible with the architectural style of the structure should not be used.
- f. Where existing shutters are replaced or reinstalled when missing, the new shutters shall be sized to fit the window opening, in height and width, whether the shutters are fixed or operable. Composite materials are allowable for shutters so long as they duplicate the original in shape and texture.
- g. New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- h. Original windows should not be filled in.

Staff recommendation:

1. Staff recommends approval of side dormer with Hardie siding and trim. All siding and trim to match existing in reveal and width.
2. Staff recommends approval of Lincoln casement aluminum clad windows with 6/6 external grid pattern to match existing windows. Window shall have the look of a double hung window with the same width top rail in center. The casement window is needed to meet the egress requirements per code.

Discussion:

Staff outlined the addition of a new dormer facing 11th Street with casement swing windows to provide egress, as required.

Applicant stated they may decide to install a wood window instead of the proposed aluminum window. Staff requested new specs and photos for the record if this occurs prior to installation.

There was no further discussion.

A motion was made by Aaron Kovak to approve with staff recommendations. The motion was seconded by Mark Grantham. All approved.

6. OTHER BUSINESS

4. Enforcement Report
There were no new enforcement cases to discuss.
5. Staff Report
There was no additional business for staff to report.
6. Next meeting DATE
The next meeting is scheduled for March 13, 2025.
1. Next meeting March 13, 2025

7. ADJOURN

A motion was made by Mark Grantham to adjourn. The motion was seconded by Aaron Kovak. All approved.